

Sauk Point Estates Homeowners Association Board Meeting
Tuesday, July 16, 2024 7:00 PM
MINUTES

Attendees – Dan Rosati, President; Kelsi Hau, Vice President; Lacey Smith, Treasurer; Susan Jankovich, Secretary; Kathy Speck, Landscape Committee Chair; Jim Patullo, Paul Hutson, Tracey Fritz and John Heath, Nancy and Kurt Brink, George Jankovich, Kyle Annen.

Board Members Absent - Bob Bouril, ARC Chair

Call to Order – Dan Rosati called the meeting to order at 7:00 pm.

Minutes – Approve Meeting Minutes of May 28, 2024. Minutes were approved by Board members.

Treasurer's Report – Update on Budget and Expenses. Lacey Smith indicated that the current bank balance as of July 9, 2024, is \$38,657.04. Lacey said that Messner's Landscaping charged the HOA \$10 for paying an invoice via ACH (Automated Clearing House) whereby an electronic, bank-to-bank money transfer is processed. As this is a direct transfer of funds, there should not be any charges to generate payment. Kathy Speck will follow up with Messner's. Dan Rosati motioned for the Board to approve the Budget and all Board members approved.

Old Business –

○ **Committee Reports**

○ **Architectural Review Committee – Post Replacements and Mailboxes for SPEHOA members.**

▪ **Update on replacing Mailboxes**

- The HOA will not source and install common mailboxes and posts for the development.
- Bob Bouril (ARC Chair) will source a couple of mailbox options and posts for the Board to make a final selection.
- The mailbox and post options will be shared with the HOA as the board approved option to replace their current mailbox, at the homeowner's cost.

- **Landscape Committee** - Kathy Speck indicated that Field Mowing has been completed by Messner's Landscaping. There was further discussion of making sure that any additional tree planting would include plantings in the Outlots around Welcome Drive. That will require working with the Town of Middleton to modify current planting restrictions around the designated drainage areas. Kathy Speck and Bob Bouril will contact the Town in the Fall and ask the Town to grant a variance to plant trees and other vegetation that would not impede the drainage function of those Outlots. Paul Hutson mentioned that there are downed trees in the hickory grove in Outlot 8 at the top of Magellan and Summerfield. Kathy will request a quote for removal of those trees.

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New Business –

- **Properties for sale** – 7721 Almor Dr (Lot #15) has sold.
- **Board Positions** – Dan Rosati (President) and Kelsi Hau (Vice President) indicated their intent to vacate these two positions by year's end. **Jim Patullo** (Lot # 46) and **Paul Hutson** (Lot # 49) have indicated their interest in these two positions and will most likely assume these roles by the end of the year. Current bylaws give authority to the current board to appoint future board members, without neighborhood input.
- **Other Business**
 - **Bob Bouril** – Bob has generously offered to donate several Kentucky Coffee trees to the HOA. We are very appreciative of Bob's offer. Bob indicated the trees can be planted in October.
 - **3926 Meridian Circle (Lot # 47)** – Lot owners Tracey Fritz and John Heath have a question regarding Outlot 8 which is behind their home. An arborist told them they should remove the pussywillow trees/bushes at the back of their house since they are no longer viable. Owners said that it may be easiest to reach these trees from Outlot 8 and want to know who they should talk to for permission to do so. Following discussion, Dan Rosati approved the use of Outlot 8 to more easily remove the pussywillow trees/bushes at the back of their house.
 - **New SPEHOA Newsletter** – This informative missive is emailed to HOA members via a service known as "Constant Contact." Lacey Smith has been instrumental in creating the newsletter with assistance from Tracey Fritz. Tracey has volunteered to assist with future newsletters.
 - **Attorney** – Dan Rosati mentioned that it would be advantageous if the HOA could locate an attorney (preferably residing in the HOA) to donate legal services to the HOA should the need occur. Therefore, if anyone knows of someone, please contact Dan Rosati.

Next Regular HOA Board meeting: Tuesday, September 17, 2024, 7:00 pm via ZOOM. Just a reminder, Board Meetings are generally bi-monthly unless otherwise notified.

Adjournment – There being no further business, Dan Rosati motioned to adjourn the meeting. Meeting was adjourned at 8:06 p.m.

Respectfully Submitted,

Susan M. Jankovich, SPEHOA Board Secretary